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San Diego County
DEPT. OF PLANNING & LAND USE

**JAMUL DULZURA
COMMUNITY PLANNING GROUP**

**October 28, 2008 Draft Minutes
(To be approved November 11, 2008)**

1. **Call to Order Dan Neirinckx**, Chair, called the meeting to order at 7:42 p.m.
2. **Roll Call: Present:** Dan Neirinckx, Linda Ivy, Frank Hewitt, Janice Grace Janet Mulder, James Talbot, Steve Wragg, Judy Bohlen, Earl Katzer, Wythe Davis, and Martin Muschinske.

Excused: Dan Kjonggaard, Randy White and Richard Wright

Absent: Krishna Toolsie,
3. **Motion to approve the Minutes for October 14 and Agenda for October 28, 2008, carried unanimously.**
4. **OPEN FORUM - Opportunity for public to speak - limit 3 minutes.**
 - a. **Frank Hewitt** will not be present on November 11, 2008 meeting
 - b. **Linda Ivy** spoke with **Tom Hart** of the County regarding The Haven property and was told they would be getting a grading reconstruction plan to cover their illegal grading. They have apparently told him that they are planning a strip mall and Linda told him it was not zoned for a strip mall. In addition, code enforcement will be looking at the Bumps on the property. **Dan Neirinckx** stated we will place it on the agenda for the next meeting and
Linda will notify the owners.
 - c. **Michael Casinelli** pointed out that the Jamul Recycle signs are obtrusive and tacky and would suggest they improve them. **David Dukes**, representing the owner, stated that he would work with the tenant to make the signs more presentable. **Dan Neirinckx** will provide code references to Mr. Dukes to give to the owner.
5. **San Diego Gas and Electric Subcommittee Update** – **Linda Ivy** reported that there were 26 people in attendance at the sub-committee meeting which preceded this meeting. She had asked for a circuit load study and they presented a one-day study rather than one that would cover a period of time. SDG&E stated that they needed to plan for the peak not the valleys in usage and therefore the one-day study showing peak usage was all they needed. SDG&E gave us input on site selection process, but not the reasons for any specific site. Their presentation included Electric Center Considerations, Environmental Considerations, and Engineering Considerations with an in-depth discussion of all three. **Linda Ivy** pointed out that there were many questions asked at the sub-committee meeting, and **Judy Bohlen** suggested that in the future, people who have questions could submit them early to SDG&E, which would save time. **Shannon Davis** stated that she is concerned that SDG&E is not listening to the Planning Group or the community and that they have purchased the land without hearing our input. **Linda Ivy** reminded us that **Jim Talbot** asked if the site was a “done deal” and **Joe Zuhlof** stated that SDG&E planned to go on with this site to present to CPUC. **Bill Davis** suggested that their circle on the map, showing the load center, did not accurately reflect the area, as, according to his calculations there are lots of

homes beyond the circle on the map. **Janet Mulder** reminded us that the Barrett substation, not the Jamacha one, covers the homes in Honey Springs, Deerhorn and east. **Jim Talbot** pointed out that they also looked at the distance from Jamacha substation in their search for the best site. **Dan Neirinckx** stated that we have told them the Sandag population forecasts they used are inaccurate for our area. **Linda Ivy** told us that SDG&E would be meeting with the sub-committee before the November 11 and December 9 meetings.

6. **Jamul Indian Village Casino Status Report and Recommendations – Dan Neirinckx** stated that there is a lawsuit brought by the JIV against Caltrans regarding access to SR 94 due to historical uses.

Earl Katzer reused himself from the JDCPG as the next item concerned his property.

7. **P00-07-1 Dr. Katzer's Veterinary Clinic – Sign is oversized?** **Dan Neirinckx** read from the County Ordinance 6261, which allows two signs for his amount of frontage. The Planner pointed out that our JDCPG policy 3 (c) states "Signs should be limited in size to 32 square feet and should have only indirect lighting. No sign shall have blinking lights". **Dan Neirinckx** pointed out that the sign in question is approximately 8 square feet (which is larger than our JDCPG allows) along SR 94 near the parking area and a second smaller one is next to the driveway. Based on the distance from the travel way, it is reasonable to have them at this sign. **Frank Hewitt** moved we recommend approval of the oversized sign as proposed as they will be backlit. Motion approved unanimously.

Earl Katzer left the meeting at this point.

8. **David Dukes – Proposal for property in triangle – Jefferson and Lyons Valley Road.** When he was here previously before the JDCPG a Community Center was discussed. The owner of this property is beginning to do the parceling for this 18.65 acre piece in order to make it useful. The owner wanted to know if the community would like to have the owner designate an area for that purpose. **Janet Mulder** asked if the owner wanted to donate the land and **Mr. Dukes** stated that it would be sold at market value. **Dan Neirinckx** pointed out that we have encumbered most of the money in our PLDO funds at this point and the maintenance would need to be designated to a group that could not only fund it but also maintain it. Therefore if the client wants to donate the land or designate part of the land to be used for a Community Center, we would be glad to listen.
9. **POD 08-11 Log 08-00-004 – Tiered Winery Zoning Ordinance Amendment – Dan Neirinckx** reported that the project would allow, subject to limitations and with an approved Administrative Permit in the A70 and A72 and would revise the existing regulations to allow packaging and processing as well as incidental boutique winery tasting rooms and resale. **Dan Neirinckx** had a concern regarding the lack of regulations regarding groundwater usage, which makes it a potentially significant impact. The growing of the grapes does not use huge quantities of water, but the cleaning of the grapes may require larger quantities of water, which does make it a potentially significant impact. They will look at the use of groundwater and its impact on surrounding wells for those wineries located outside of the boundaries of a water district. **No comments are necessary at this time as the scope of the NOP is good.**
10. **TM5500 – Proctor Valley Road – Kistrup – Randy White – absent – Planner**

extended until the next meeting.

11. **POD -08-11 Log 08-00-055 – Zoning Ordinance Amendments – Farmers Markets and Family Burial Plots – Linda Ivy and Judy Bohlen** pointed out that a certified farmer's market could be operated one day a week, but the enclosure regulations will not apply in this new regulation. The sale of the products is limited to the produce grown by that farmer or immediate family. The previous regulation allowed burial of one dead human body related by blood and this new one allows up to six to be buried. It requires a plot plan to be submitted to the County and must adhere to the Health and Safety Code. In addition, there is a change in borrowing pits requirements limiting it to 200 yards and it must be part of the grading plans. There is an addition to the Administrative Permit process and can now have a minor deviation within that process. Minor deviation or modification is not required for any use the Accessory Use Regulations. **Martin Muschinske** asked why they are doing this tweaking of the Zoning Ordinance when they were going to update them all with the General Plan Amendment process. No comments are necessary.
12. **GPA 08-007 Amendment to Chapter 12 – Public Facility Element – Sec. 4 – Transportation, County Wide – Dan Neirinckx** reported that the policy will be revised to indicate that the evaluation of the Circulation Element will be based on the SANDAG regional traffic forecast. The problem is that our JDCPG feels that the SANDAG forecasts are not accurate in our Planning Area because they have failed to take into consideration the land available to support residential and commercial growth. In addition they are removing the obsolete bridge and thoroughfare fee and replacing them with the Transportation Impact Fee (TIF).
13. **General Plan Update – Dan Neirinckx** – Meeting attended – Will put the draft revisions to the County's Public Road Standards on the agenda for the next meeting. The road standards need to reflect the difference in the standards for urban and rural communities. It also should require the Director of Public Works to include Planning Groups in the process. Additional meetings are planned for this year.
14. **JDCPG Officer's Announcements and Reports**
 - a. **Notice of Preparation of Otay Water District 2009 Resources Master Plan Update Program Environmental Impact Report** – given to Richard Wright to review and report back
 - b. **TPM 21098 RPL1 – Kinz** – given to Linda Ivy to review and report back
 - c. **Otay Water District Survey Customer Attitudes and Opinions** – given to Richard Wright to review and report back.
 - d. **POD08-014 - Re-adoption of the County of San Diego Bicycle Transportation Plan** – on BOS agenda for 10-29 – given to Linda Ivy to review and report back.
 - e. **BOS Agenda – Otay Regional Park Trail Improvement Project** –

Adjournment:

Dan adjourned the meeting at 9:06 p.m. reminding us that the next regular meeting is **Tuesday, November 11, 2008 at 7:30 pm at Oak Grove Middle School Library.**

Respectfully submitted,

Janet Mulder, Secretary

**PLEASE NOTE: SDG&E Substation Subcommittee will meet on
Tuesday, November 11 and December 9 at 6:00 before regular meeting, Oak Grove
Middle School**